Karen Johnson Davidson County
Batch# 276134 DEEDQC
08/23/2019 03:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190823-0085194

Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd Ste 101
Brentwood, TN 37027

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me, this 23 day of August 2019.

Notary Public
My commission expires: 7-6-2020

Address of New Owner:	Send Tax Bills to:	Tax Information
Stuart and Lisa Patton Southard Trustees of the Southard Property Trust 1901 Edenbridge Way Nashville, TN 37215	New Owner	145-13-0-040.00

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stuart Sloane Southard and Lisa Patton Southard, husband and wife**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Stuart Sloane Southard and Lisa Patton Southard, Trustees of the Southard Property Trust** Grantee(s), the Trustees' heirs, successors, and/or assigns, their entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Hound's Run, of record in Book 6900, pages 167 through 171, Register's Office for Davidson County, Tennessee, being further described as follows:

Said Lot No. 2, which is a corner lot, fronts 218.04 feet on the southeasterly margin of Otter Creek Road and fronts 272.51 feet on the easterly margin of Edenbridge Way, said frontages being joined by a curve having a length of 38.73 feet, and extends back 445.71 feet on the easterly line and 278.49 feet on the southerly line to a point of intersection.

Being part of the same property conveyed to Stuart Sloane Southard and Lisa Patton Southard, husband and wife, by Warranty Deed from Charles A. Ritzen and Candy B. Ritzen, husband and wife, dated December 16, 2014 of record as Instrument No. 20141222-0116826, Register's Office for Davidson County, Tennessee. Further, being part of the same property conveyed to Stuart Sloane Southard and Lisa Patton Southard, Trustees of the Southard Property Trust by Quitclaim Deed from Stuart Sloane Southard and Lisa Patton Southard, husband and wife, dated December 19, 2014 of record as Instrument No. 20150223-0015031, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Stuart Sloane Southard and Lisa Patton Southard, husband and wife, by Quitclaim Deed from Stuart Sloane Southard and Lisa Patton Southard, Trustees of the Southard Property Trust dated November 12, 2015 of record as Instrument No. 20151125-0120000, Register's Office for Davidson County, Tennessee.

This property is improved property known as **1901 Edenbridge Way, Nashville, TN 37215.**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises. **The information above was provided by the parties and no title search was done to determine its accuracy.**

WITNESS my hand this the 23rd day of August 2019.

Stuart Sloane Southard

Lisa Patton Southard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Stuart Sloane Southard and Lisa Patton Southard,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 23rd day of August 2019.

Notary Public

My Commission expires: 7-6-2020

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020

True Copy Certification

I, Trey Cain, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Wilson

Personally appeared before me, Jonathon Triston Jacobs a notary public for this county and state, Trey Cain who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-4-21

Notary' Seal (if on paper)

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD